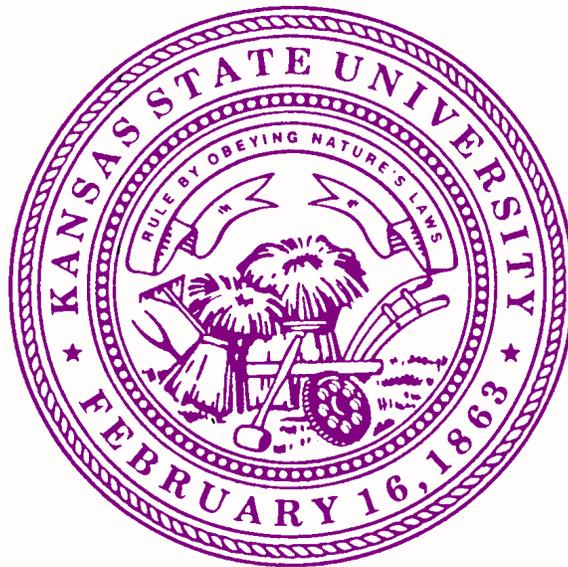


# **Purple Masque Theatre in West Stadium Phase I**



**Prepared by  
Facilities Planning**

**April 27, 2011**

## **Program for Purple Masque Theatre in West Stadium**

### **Introduction**

Since its founding in 1863, Kansas State University has offered instruction in public speaking. After World War II, the Theatre program was added to the Department Communication Studies, Theatre and Dance, formerly called the Department of Oratory. Since that time, innumerable Kansas State University students have benefited from classes in acting, directing, design/tech, and stage management. Students also gained from the opportunity to participate in theatrical productions staged by the Department.

After the old Auditorium in Nichols Hall burned in 1968, President McCain decided to build a new facility to house Theatre and Music activities. Although McCain Auditorium was used extensively by Music and Theatre, there were often open slots between departmental performances. In the early 1970s, an auditorium director was hired to contract touring productions to fill the vacancies. Over time, the McCain Performance series grew to the point that the department no longer had regular access to McCain Auditorium.

After extensive renovation, Nichols Hall reopened in 1985. Two major KSU Theatre productions per year were moved to the theatre in Nichols.

### **History of the Purple Masque**

The performance space known as the Purple Masque started as the dining room for the football dormitory in Memorial Stadium. After the new stadium was constructed in 1968, the space in East Stadium, currently known as the Purple Masque, became available and served as the remote scene shop for the old Auditorium, plays performed in lecture halls across campus and in All Faiths Chapel. Occasionally, during shop down times, the space was also used for such things as an art gallery, and as a flexible theatre.

After the Auditorium and Nichols Hall, performances began in the Masque and increased in use until the McCain Auditorium opened as the department's main production space in the early 1970's. After McCain opened the space was no longer used as a scene shop. The Purple Masque was developed as a full time theater because Department of Communication Studies, Theatre and Dance's use of McCain Auditorium was limited to eight weeks out of the academic year.

The Purple Masque was dedicated exclusively to the production of new student written works and student directed projects. By 1976, the Purple Masque Theatre was also the home of the award winning Ebony Theatre program.

East Stadium flooded in the late 70s. After this flood, permanent circuits, a new booth and carpeting and painting were done in the theatre. All of the department's prop storage and half of the costume storage were moved to this reclaimed space when a concrete slab was poured in a dirt floor storage area under the bleachers.

In the 1990s, the stage platform was replaced, the back wall was covered with plywood, and the sound and lighting systems were upgraded and made permanent. Due to various decisions by the Fire Marshall, the prop storage space in East Stadium has been cut in half and all of the costumes have been moved to new storage facilities under the lobby of McCain.

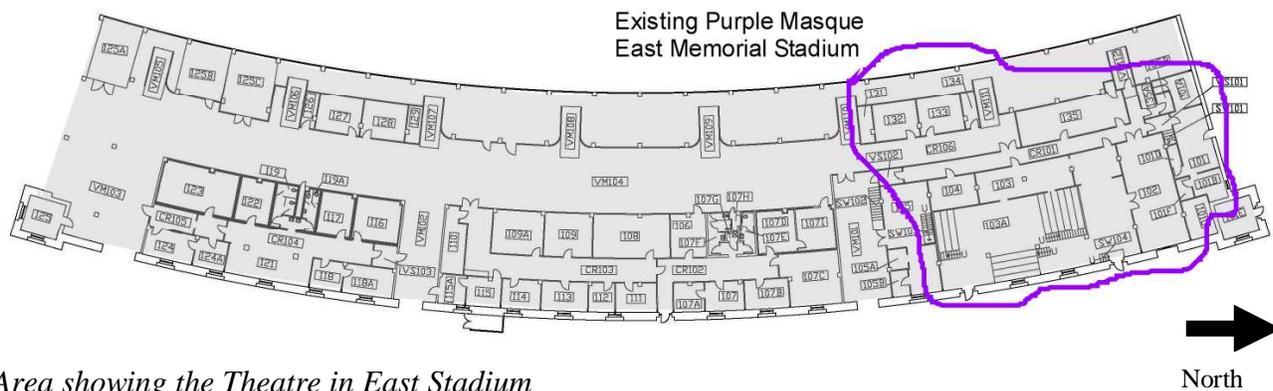
After nearly 40 years of boot-strap improvements to a deteriorating facility, the Purple Masque has evolved into a workable and much loved student production facility. It also provides invaluable classroom and summer camp space for our internationally known Drama Therapy program.

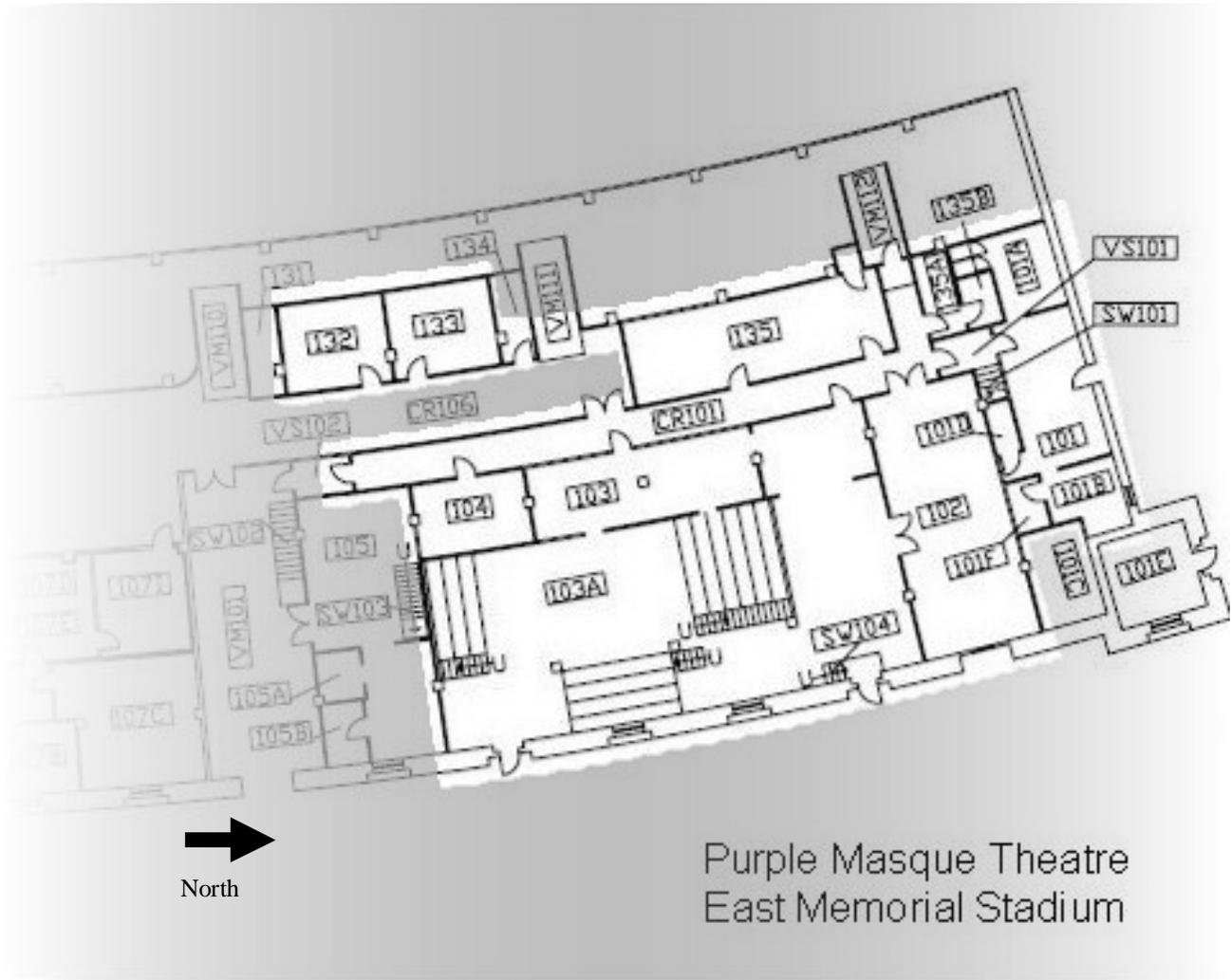
### Current Conditions

The Purple Masque is by far the busiest performance space on campus. It is constantly in use from about 9:30 A.M. till 11:00 P.M. weekdays. On technical weekends, performance weekends, and when student acting and directing projects are in rehearsal; it is just as busy on weekends. It is the main Prop Storage area for the Theatre Department. Currently, it is the home to a completely student driven production program. This venue is critical to allow students to take ownership of productions. Students are encouraged to experiment to develop their creative minds. The Lunch Bag Theatre class calls the theatre home to eight lunchtime one-act productions every spring.

The Purple Masque Theatre is also the home of Kansas State University's internationally known Drama Therapy program, regularly attended by visitors from the community and students from around the world. This program is one of the original Drama Therapy programs in the United States and is well respected. This program is also in desperate need of additional resources to gain accreditation. Drama Therapy accounts for half of the Graduate Students in the Theatre Program.

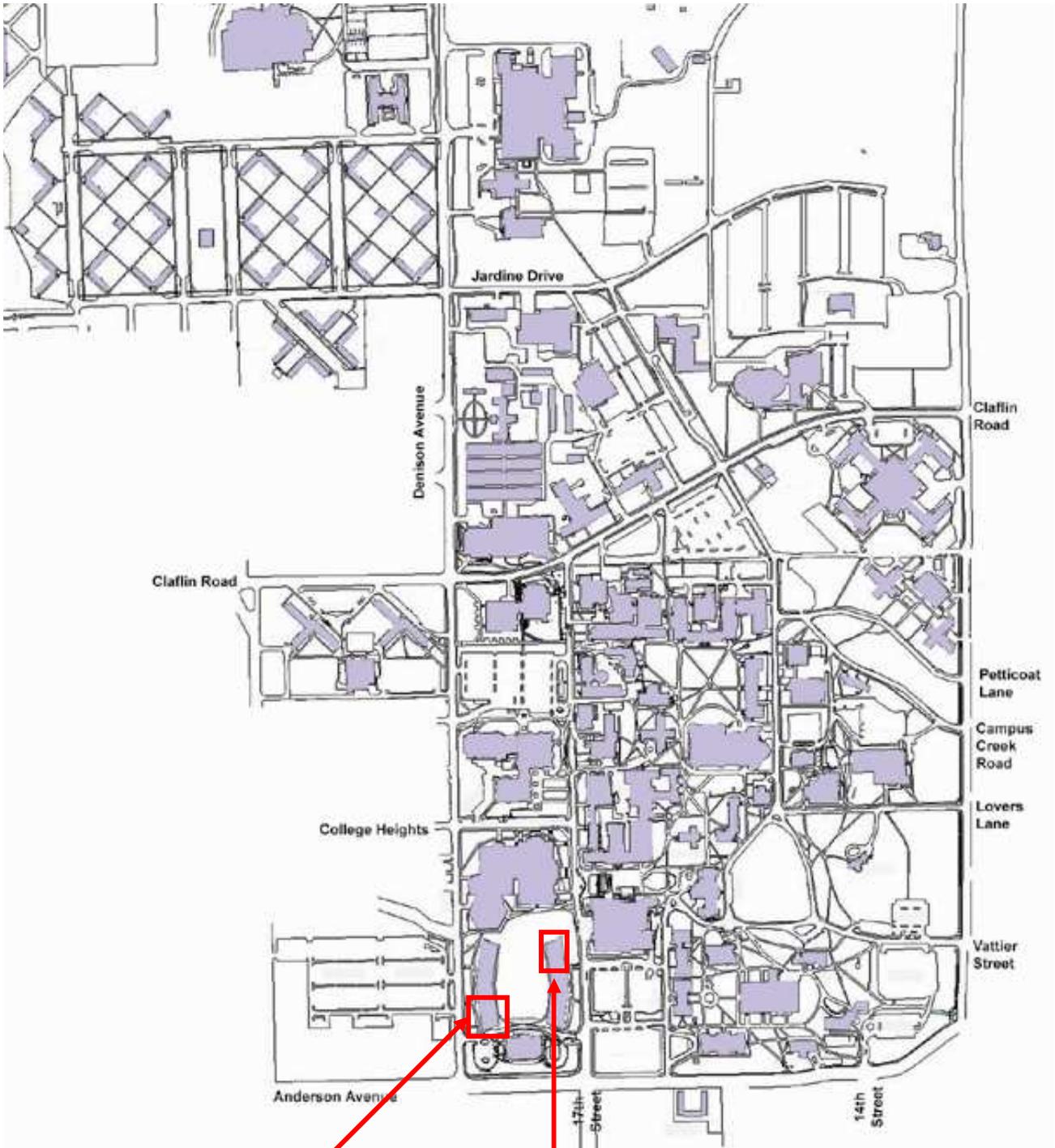
At present, the Art Department is the only remaining occupant of this facility. The Division of Facilities is currently involved in transferring their teaching and office spaces to Willard Hall. That move will be completed by August 2010. Beginning in September of 2010, West Stadium will be empty of occupants and readily available for renovation.





*Close Up of Existing Purple Masque Theatre*

# Site Map



Proposed Location:  
West Stadium

Existing Purple  
Masque Theatre

## **Project Description**

The master plan for renovating West Stadium as a capital improvement project has been in place for some time and has been refined over the years by the Division of Facilities and the Department of Speech, Communications, Theater and Dance. The most recent revision to the plans includes creating a façade and entry lobby that will mirror the East Stadium lobby and Welcome Center. This will enhance the public face of the university for new students and returning K-State alumnus.

By placing the Purple Masque Theatre on the south end of West Stadium, it will allow theatre patrons better access to general and ADA parking after hours. Additionally, this renovation will include creating three general use classrooms to replace the ones in East Stadium that will be turned into office space for administration with the renovation of East Stadium into the Welcome Center.

This renovation project can be divided into three phases that will end with the total renovation and rehabilitation of the West Stadium structure. Phase I involves installing a green roof, repairing the exterior limestone, waterproofing and repairing the building's foundations, installing energy efficient windows, providing ADA access, code compliant doors and building the new Purple Masque Theatre. Phase II includes building three general use classrooms, adding public restrooms for the students and student organizations who use the Memorial Stadium playing field for intramural sports, marching band practice, personal fitness and other athletic related uses. Also included is access to stadium, concession, stadium field storage for sports equipment and the installation of an ADA compliant elevator. Phase III is the construction of office and conference room space and the installation mechanical equipment to service the office areas. Phases II and III can be shelled in during the initial renovation and completed at a later time as funds become available.

Phase I of the West Stadium renovation is a key step in achieving the long range master plan and creating a Welcome Center for incoming KSU students. The renovation of the empty West Stadium can be done quickly and easily with minimal interruptions to the university classes and administration. This will also save in construction costs because the contractors will not be required to work after hours and on the weekends. The addition of a green roof will solve the problems of water leaks damaging the interior spaces, increase the building's insulation, reduce energy usage and increase KSU's sustainability score.



*West Entrances to West Stadium*

Phase II's general use classrooms are essential to effective scheduling of undergraduate level classes. General teaching space is at a premium and the loss of the three general use classrooms in East Stadium will make enrollment more difficult for currently enrolled students. The addition of public restrooms and storage spaces for Memorial Stadium's playing field will address the issues of public urination in West Stadium's concourses and the illegal storage of items that violate the fire codes. The installation of an ADA compliant elevator will prepare West Stadium's Mezzanine/Second floor for future offices.

The office spaces of Phase III will provide needed flex space for upcoming renovations at Kansas State University. The lack of unassigned space that can be used for temporary housing of departmental offices has made it difficult for past renovations to be implemented. Some Deferred Maintenance funded renovations have been limited to school breaks and after hours work. The overtime charges incurred by the contractors are passed on to the university. The creation of flex space will allow future renovations to proceed at a quicker pace and more economical costs. Once the renovations are completed on campus, that space can be permanently assigned to a single department.

## Areas

### First Floor

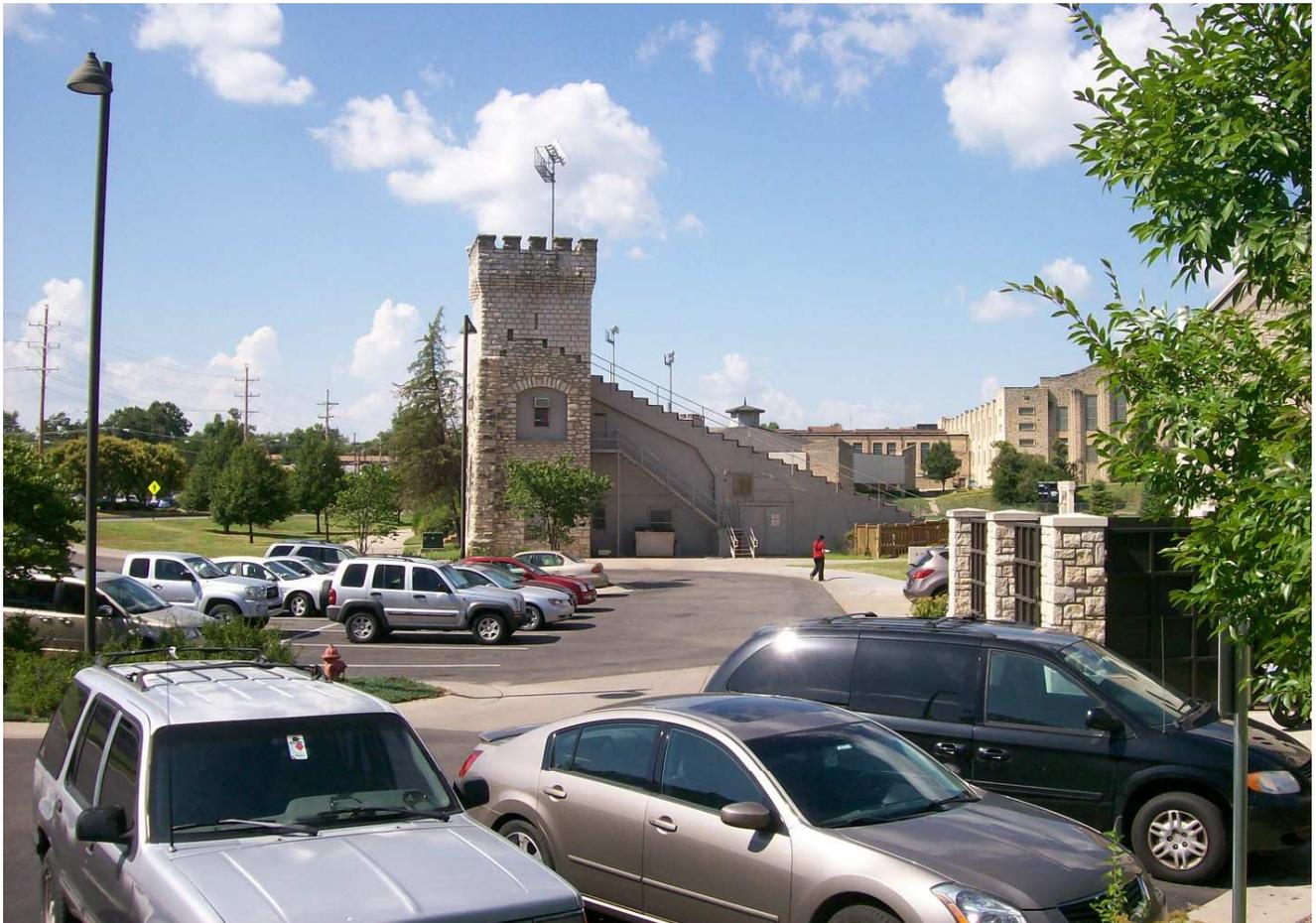
Purple Masque Theatre & Associated Spaces	13,020
Theatre Circulation (Lobby, Hall, & etc)	1,230
General Use Classrooms	3,000
Office Spaces	6,180
General Building Support (Restrooms, Storage, Halls, Mechanical)	4,070

### Second Floor / Mezzanine

Purple Masque Theatre Catwalk & Control Booth	2,400
Office Space & Related Circulation	3,800
General Building Support (Restrooms, Storage, Halls, Mechanical)	1,000

### Total Areas

**34,700 SF**



*South Entrance to West Stadium Showing the Alumni Center Parking Lot in the Foreground.*

# Project Plan



Purple Masque Theatre:  
theater, lobby & catwalk areas



## Budget

### Phase I

Green Roof System	1,100,000	
Roof Insulation	126,000	
Site Work (Exterior Demo, Erosion Control, Landscaping, Hard Scape)	72,500	
Utility Extensions (Electricity, Water, Sewer, Etc)	150,000	
Exterior Limestone Repair (Stone Replacement, Tuck Pointing)	125,000	
Exterior Closures (Windows, Doors)	82,000	
Substructure (Slab Foundation, Termite Treatment, Footings, Foundations)	<u>157,350</u>	
Phase I Exterior Subtotal		1,812,850
Interior Partition Demolition (Walls, Equipment, Asbestos Abatement) (34,700 sf @ \$6/sf x 1.25% for all other expenses )	260,250	
Super Structure Repair (Mechanical, Stairs, Railings, Mezzanine Floors.) (13,020 sf @ \$50/sf x 1.25% for all other expenses)	813,750	
Purple Masque Theatre (Theatre Spaces, Catwalk, & Equipment) (13,020 sf @ \$81 x 1.25% for all other expenses)	1,318,275	
Other Space (Lobby, Circulation, Restrooms, ) (1,230 sf @ \$81/sf x 1.25% for all other expenses)	124,538	
Shell Space (20,450 sf @ \$3/sf x 1.25% for all other expenses)	76,688	
Equipment, Seating, Furniture	<u>55,000</u>	
Phase I Interior Subtotal		<u>2,648,500</u>
Phase I Subtotal		4,461,350

**Phase II**

Site Work (Exterior Demo, Erosion Control, Landscaping, Hard Scape)	57,500	
Exterior Limestone Repair (Stone Replacement, Tuck Pointing)	115,000	
Exterior Closures (Windows, Doors)	66,000	
Interior Partition Demolition (Walls, Equipment, Asbestos)	245,600	
Substructure (Slab Foundation, Termite Treatment, Footings, Foundations)	<u>33,150</u>	
Phase II Exterior Subtotal		517,250
Elevator (2 stops)	125,000	
Super Structure Repair (Mechanical, Stairs, Railings, Mezzanine Floors.) (4,800 sf @ \$50/sf x 1.25%)	300,000	
General Use Classroom (3,000 sf @ \$81 x 1.25% for all other expenses)	303,750	
Other Space (Public Restrooms, Corridor, Memorial Stadium Field Access) (3,470 sf @ \$81/sf x 1.25% for all other expenses)	351,338	
Theatre Space on Mezzanine/Second Floor (2,400 sf @ \$81/sf x 1.25% for all other expenses)	243,000	
Equipment, Seating, Furniture	<u>158,000</u>	
Phase II Interior Subtotal		<u>1,481,090</u>
Phase II Subtotal		1,998,340

**Phase III**

Site Work (Exterior Demo, Erosion Control, Landscaping, Hard Scape)	145,000	
Exterior Limestone Repair (Stone Replacement, Tuck Pointing)	200,000	
Substructure (Slab Foundation, Termite Treatment, Footings, Foundations)	<u>72,000</u>	
Phase III Exterior Subtotal		417,000
Other Space (Public Restrooms, Corridor, Lobbies) (1,600 sf @ \$81/sf x 1.25% for all other expenses)	162,000	
Office Space on First Floor (6,180 sf @ \$81/sf x 1.25% for all other expenses)	625,725	
Office Space on Mezzanine/Second Floor (4,800 sf @ \$81/sf x 1.25% for all other expenses)	486,000	
Equipment, Seating, Furniture	<u>90,000</u>	
Phase III Interior Subtotal		<u>1,363,725</u>
Phase III Subtotal		1,780,725

## **Funding**

Funding for Phase I will be \$1.3 million from bond surplus reserves and \$4.25 million from Deferred Maintenance funding (\$2.2 million from IMP funds and \$2.05 million from University Interest funds.)

## **Maintenance**

No additional funds will be requested.

## **Timeline**

Architect Selection	May 2011
Design	July 2011 – January 2012
Bidding and Construction	March 2012 – March 2013
Completion and Commissioning	April 2013 – May 2103